



Mayor Mike Spano

CITY OF YONKERS

Sam Borrelli
Commissioner

DEPARTMENT OF HOUSING AND BUILDINGS
87 Nepperhan Avenue, 5th Floor
Yonkers, NY 10701
Building Tel. 914.377.6500
Fax 914.377.6521

March 17, 2023

Veneruso, Curto, Schwartz & Curto LLP
c/o Stephen Accinelli, Esq.
35 East Grassy Sprain Road, Suite 400
Yonkers, NY 10710

RE: ZBA Case# 5804
345 McLean Avenue
Block: 59 Lot: 75
Zone: A

To Whom It May Concern:

Please be advised that at a meeting of the Zoning Board of Appeals held on February 21, 2023 a motion has been made to revise the Special Conditions. Please see attached updated conditions.

Very truly yours,

ZONING BOARD OF APPEALS

Wilson Kimball
WILSON KIMBALL
CHAIRPERSON

cc: ZBA File
Plan File
Inspector

SPECIAL CONDITIONS:
AREA VARIANCE #5804
345 MCLEAN AVENUE
BLOCK: 59 LOT: 75
ZONE: A

January 17, 2023

***REVISED 2/21/2023**

1. *The authorization of the transfer of land to the project.
2. ~~*The issuance of an easement to the VFW of space including a Gazebo that the developer will restore.~~
3. The City of Yonkers returns the property not used as a public park to the County of Westchester.
4. The County of Westchester sells the property to the developer.
5. All health, safety, fire, building and environmental codes, shall always be adhered to by the applicant.
6. All curbs and sidewalks abutting the property that needs repairing or replacement as per the City of Yonkers Department of Engineering, then repair or replacement must be done.
7. That if any back real estate taxes and/or fines if owned, be paid in full within 60 days of this hearing and proof must be provided to this board.
8. These conditions shall be on the Certificate of Occupancy and applicant and/or property owner shall permit inspections at the discretion of the City's Department of Housing and Buildings, at least once every calendar year, to determine that the conditions are being satisfied.

(NOTHING BELOW THIS LINE)